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Committee Date: 13/06/2013      Application Number: 2013/01862/PA  
Accepted: 16/04/2013      Application Type: Full Planning  
Target Date: 16/07/2013  
Ward: Perry Barr

The Barn, Brookvale Road, Witton, Birmingham, B6 7AJ

Change of use of social club to a wedding/banqueting venue (Sui Generis). Alterations to the building to include new extensions.  
Reconfiguring of bowling green.

Applicant: Stenton Gate  
43 Temple Row, Birmingham, B2 5LS  
Agent: The Design Box  
1 Berkeley Drive, Kingswinford, West Midlands, DY6 9DX

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Recommendation

**Approve Subject To Conditions**

1. Proposal

- 1.1. The applicant proposes the change of use of the application premises from a social club to a wedding hall/banqueting suite (Sui generis). Physical works would include single storey extensions to the property as well as new windows and doors (with bricking up of some). The proposal would also involve a slight repositioning of the existing bowling green to the east.
- 1.2. The proposed new extensions would be flat roof and be to the western and eastern elevation of the building. The total new floorspace to be created would measure 271 sq.metres.
- 1.3. The ground floor would provide function room; sitting room, store rooms, W.C's, recreation room, office, entrance, reception, lobby, gift room, stage, waiting room and kitchen.
- 1.4. The first floor would provide a two function rooms, kitchens, bar, store rooms, office, W.C's, offices and lobby.
- 1.5. The development would take advantage of the existing site car park which accommodates 176 car parking spaces.
- 1.6. Hours of use proposed are 0900 hours to 2300 hours Mondays to Thursdays, 0900 hours to 2400 hours on Fridays, 1000-2400 hours on Saturdays and 1000 to 2300 hours on Sundays.
- 1.7. The existing floorspace subject to proposed change of use is 2045 sq.metres with the resulting extended building being 2316 sq.m.
- 1.8. The number of jobs to be created by the venture is stated as 10.

## 2. Site & Surroundings

- 2.1. The application site is occupied by a social club. To the north west and west of the site are houses. To the south is the Tame Valley Canal with houses further beyond. To the north of the site is the M6. To the east are allotment gardens.

## 3. Planning History

- 3.1. 21.08.1991- 1991/03146/PA- Erection of extension to existing concert room- approved.
- 3.2. 22.10.1993- 1993/03823/PA- Beer store extension- formation of- approved.

## 4. Consultation/PP Responses

- 4.1. Nearby occupiers, local councillors and local MP notified (no local amenity groups identified as operating in this locality)- 1 letter received from a local couple who raise the following issues:- before the premises was closed down they had problems with loud music from weddings and private parties. They are not happy with the proposal and believe there should be a set time limit of 11pm.
- 4.2. Regulatory Services- No objection to the proposal subject to a safeguarding condition that controls the hours of use.
- 4.3. Transportation Development- No objection subject to conditions that limit the number of people to be accommodated within the site at any one time, provision of parking for people with disability, provision of secure cycle storage and that parking and vehicle circulation space to be used for those purposes only.
- 4.4. Director of Leisure Services- no objection.
- 4.5. Environment Agency- state no comment to make.
- 4.6. Highways Agency- no objection.
- 4.7. Canal and River Trust- recommend that informatives are attached to the decision notice reminding the land owner of their responsibilities.
- 4.8. West Midlands Police- no objections whilst providing advice on how to enhance security.

## 5. Policy Context

- 5.1. UDP (2005); Draft Birmingham Development Plan, SPD Car Parking Guidelines and the NPPF.

## 6. Planning Considerations

- 6.1. The proposed development gives rise to a number of issues which are considered below:-
- 6.2. Principle- The historical use of the building has been as a social club which has served drinks and food. It has been used as place of social congregation for many years. The proposed use would serve a similar function. For these reasons the principle of the development is acceptable.
- 6.3. Design-The new extension as well as other works proposed to the exterior façade of the application property would appear in keeping with the application property subject to controls on materials used. No adverse visual impact from the proposed works to the site are envisaged.
- 6.4. Parking- Transportation Development raise no objection to the proposal subject to safeguarding conditions. I concur with this view. Whilst the proposal would see an increase in floorspace of 271 sq.metres resulting in a total floorspace of 2316 sq.metres, this is not expected to generate any adverse parking problems or highway safety issues. The reasons for this are that any increase in traffic in comparison to the existing use is unlikely to have a material impact on surrounding highways as on site parking capacity is deemed satisfactory in the context of adopted Parking Guidelines which requires a provision of 1 space per 5 seats (the applicant has indicated 500 guests at a time in comparison to existing capacity of 300) which results in a need for 100 parking spaces (where 176 are available).
- 6.5. Noise and disturbance- Regulatory Services raise no objection to the proposal subject to controls on the hours of use. I concur with this view. The reasons for this include that the application property is a detached building situated within a large plot, the nearest residential dwelling is located approximately 27 metres to the west of the application property and that controls such as restrictions on the hours of use and preventing external amplification equipment being used can help reduce noise impacts. Furthermore, the proposed end use is similar to what the site has been used for before i.e. a place for people to congregate. The social club use has been a long established use with no apparent restriction on its hours of use in planning terms, which this application provides the opportunity to control.
- 6.6. Whilst I note the objection received from a nearby couple, particularly regarding concerns about noise, I note that Regulatory Services state there are no recorded complaints concerning the operation of the previous use as a social club. Nevertheless, the complainants do accept that the use should be restricted to 2300 hours, which the use will be restricted to Mondays to Thursdays and on Sundays with an additional hour of use allowed on Friday and Saturday evenings. I consider this is acceptable in this instance and my Regulatory Services advisor concurs with this view.
- 6.7. Bowling green- The repositioning of the existing bowling green will not result in a decrease in usable area. In addition to this I recommend a condition that requires the submission of further details, particularly regarding its levels and design. I consider that this will result in no loss of a private bowling green either in part or whole and its retention in an acceptable state. My Leisure Services advisor concurs.
7. Conclusion

7.1. The proposed development would comply with the principles of sustainable development as set out in the NPPF and that no adverse impact is expected subject to safeguarding conditions.

8. Recommendation

8.1. Approve subject to conditions.

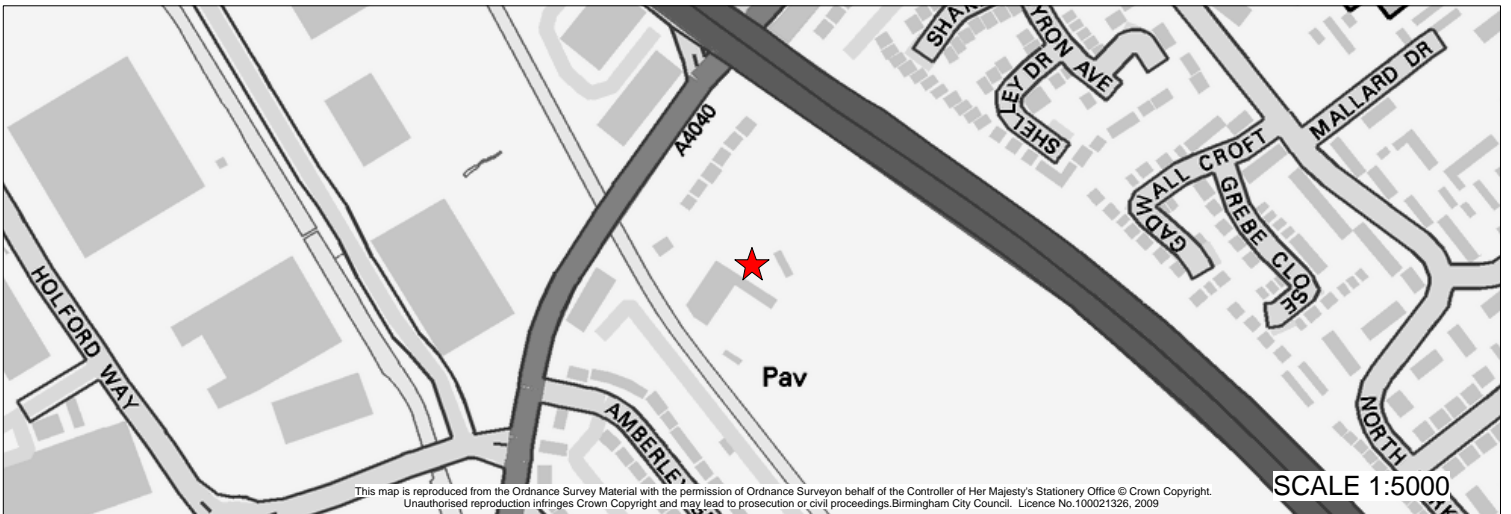
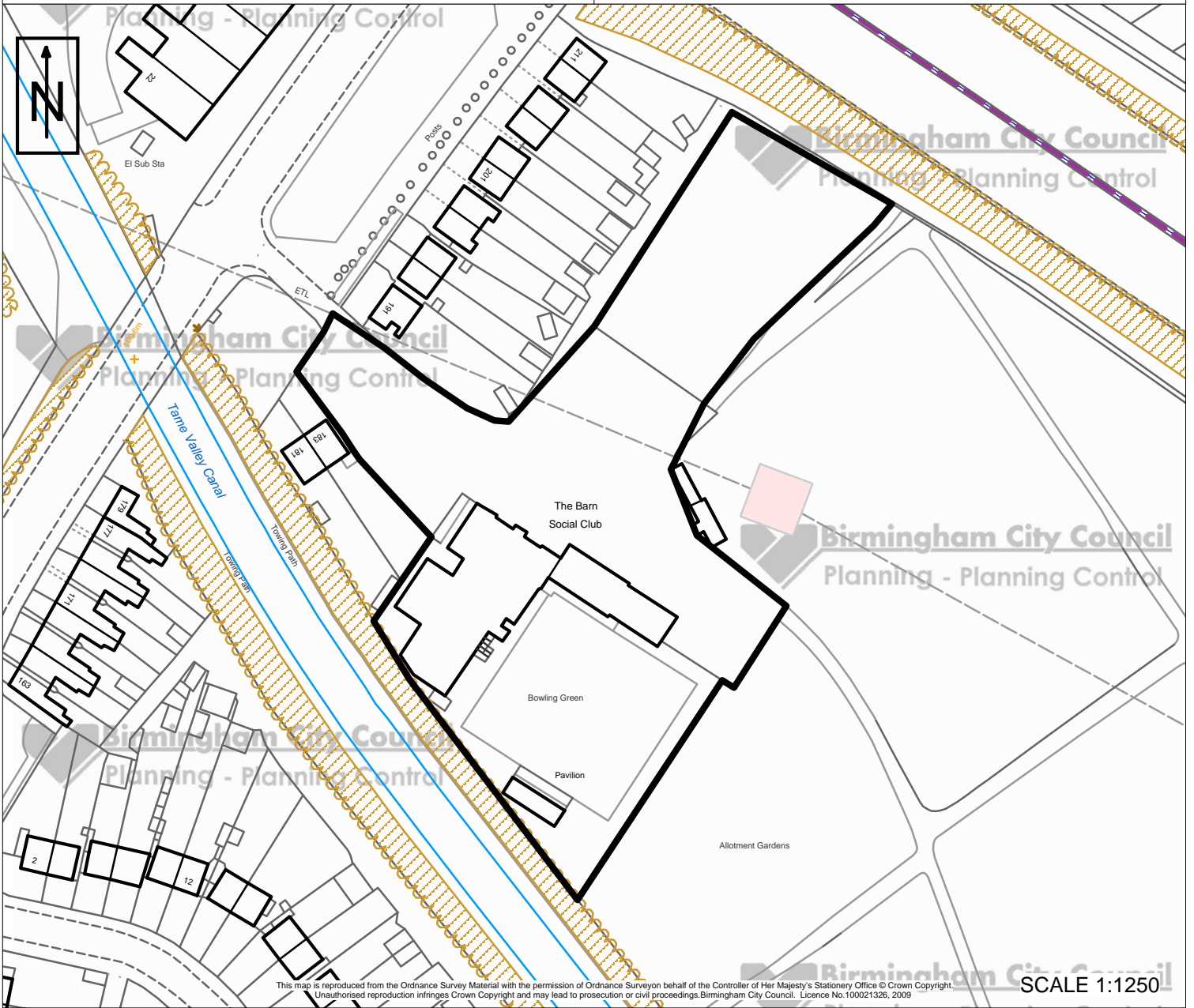
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- 1 Limits delivery time of goods to or from the site to between 0900 and 2300 hours.
  - 2 Prevents the use of amplification equipment for external use.
  - 3 Limits the hours of operation to 0900-2300 Mondays to Thursday, 0900-2400 on Fridays and 1000 - 2400 hours on Saturdays and 1000-2300 on Sundays.
  - 4 Requires the prior submission of sample materials
  - 5 Requires the scheme to be in accordance with the listed approved plans
  - 6 Restricts the use of the car parking and vehicle circulation areas for those purposes only
  - 7 Requires the submission of further details for the proposed repositioned bowling green
  - 8 Requires the prior submission of cycle storage details
  - 9 Limits the approval to 3 years (Full)
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Reason for Approval

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- 1 Birmingham City Council grants planning permission for the development hereby approved subject to the conditions listed. The reason why permission is granted is because the development would comply with policies 3.8 and 3.10 of the adopted UDP (2005) as well as the policies and principles contained within the emerging Core Strategy and the NPPF.
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Case Officer: Wahid Gul





The Barn  
 Brookvale Road  
 Witton  
 Birmingham  
 B6 7AJ

2013/01862/PA

-  Statutory Listed Building
-  Locally Listed Buildings
-  Conservation Area
-  Neighbourhood Offices
-  Site Boundary
-  Site Location

Development Directorate  
 1 Lancaster Circus  
 Queensway  
 Birmingham B2 2JE.



Date: 25/9/2007

